



City of El Paso – City Plan Commission Staff Report

Case No: SUSU16-00019 Painted Desert at Mission Ridge 2
Application Type: Major Combination
CPC Hearing Date: May 19, 2016
Staff Planner: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov
Location: West of Darrington and North of Paseo Del Este
Acreage: 39.412
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: ETJ
Proposed Zoning: ETJ
Nearest Park: Proposed park within Painted Desert at Mission Ridge 1
Nearest School: Dr. Sue A. Shook Elementary (.25 miles)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Hunt Mission Ridge, LLC.
Applicant: Hunt Mission Ridge, LLC.
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: ETJ / vacant
South: ETJ/ Vacant
East: ETJ / vacant
West: ETJ/ Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 39.412 acres. Access to the subdivision will be from Darrington Road and Stamfordham Street. The proposed development is for 203 single family lots ranging between 4,721 and 16,684 square feet, and a 2.390 storm water pond. The property has been granted vested rights under the previous subdivision code.

The applicant is requesting the following modifications:

1. To allow a 54 ft. roadway cross-section with two 17 foot paved driving lanes with 6 inch curb and gutter on both sides of the roadway , two 5 foot parkways abutting the curb and two 5 foot concrete sidewalks for the proposed local streets.
2. To allow a 54ft. roadway cross –section with two 17 foot paved driving lanes with 6 inch curb and gutter both sides of the roadway, one 5 foot concrete sidewalk, one 5 foot parkway abutting the sidewalk, and one 10 foot hike and bike trail for Stamfordham Street.
3. To allow a modified 66 foot roadway cross-section with two 20 foot paved driving lanes with 6 inch curb and gutter on both sides of the roadway, a raised 6 foot landscaped median, two 5 foot concrete sidewalks, and two 5 foot parkways abutting the sidewalks for Harbottle Street.

The County of El Paso granted the applicant ROW variances on January 13, 2014 to allow the proposed cross-sections.

CASE HISTORY

Painted Desert at Mission Ridge 2 was approved by the City Plan Commission on a major preliminary basis along with the currently proposed modifications on July 17, 2014.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications request and **approval** of Painted Desert at Mission Ridge 2 Subdivision on a Major Combination basis subject to the following conditions and requirements:

- The subdivision improvements for Painted Desert at Mission Ridge 1 should be installed before development of Painted Desert at Mission Ridge 2 takes place in order to provide adequate access to this subdivision.
- That the City Plan Commission require the applicant to landscape the parkway area on all double frontage lots as stipulated under Section 19.16.080.D

D. The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.

Planning Division Recommendation:

Staff recommends **approval** of the modification request as per Section 19.04.170.A3 of the previous subdivision code and **approval** of Painted Desert at Mission Ridge 2 Subdivision.

19.04.170.A3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication of parkland and open space amenities and vehicular access and pedestrian passage.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Identify the final destination of the runoff at north end of Stamford St.; is the street extending in the future? Run-off flowing from street ROW into undeveloped terrain must do so through an adequate temporary catch basin to avoid erosion of the street and terrain.
2. As per section Code 18.08.010, section D, all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development.
3. The developer shall be responsible for maintenance of all offsite storm-water management facilities unless drainage easements or rights-of-way with adequate access are provided; label drainage systems within Lot 18, between Lots 5 & 6 in Block 6 and whether they are public or private.
4. Verify if runoff from commercial Lot 18 Block 6 is designated for just the one pond and system or for both ponds and systems since inlets from both ponds are being provided. Verify if design capacities are adequate.
5. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.

Parks and Recreation Department

We have reviewed **Painted Desert at Mission Ridge 2**, a major combination plat map which is composed of **203** Single-family residential dwelling lots and **does not** include any "Parkland" in the form of pocket parks, open space and or trails however, this subdivision is adjoining Painted Desert at Mission Ridge #1 subdivision which includes a **4.57 Acre** "Park / Pond" therefore, on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Per City standards a total of 2.03 Acres of "Parkland" would have been required however,

This subdivision is excluded from the calculation for "Parkland Dedication" as **it is not** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

El Paso Water Utilities

1. EPWU does not object to this request.

General

2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

El Paso Electric Company

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

Texas Gas Company

No comments received.

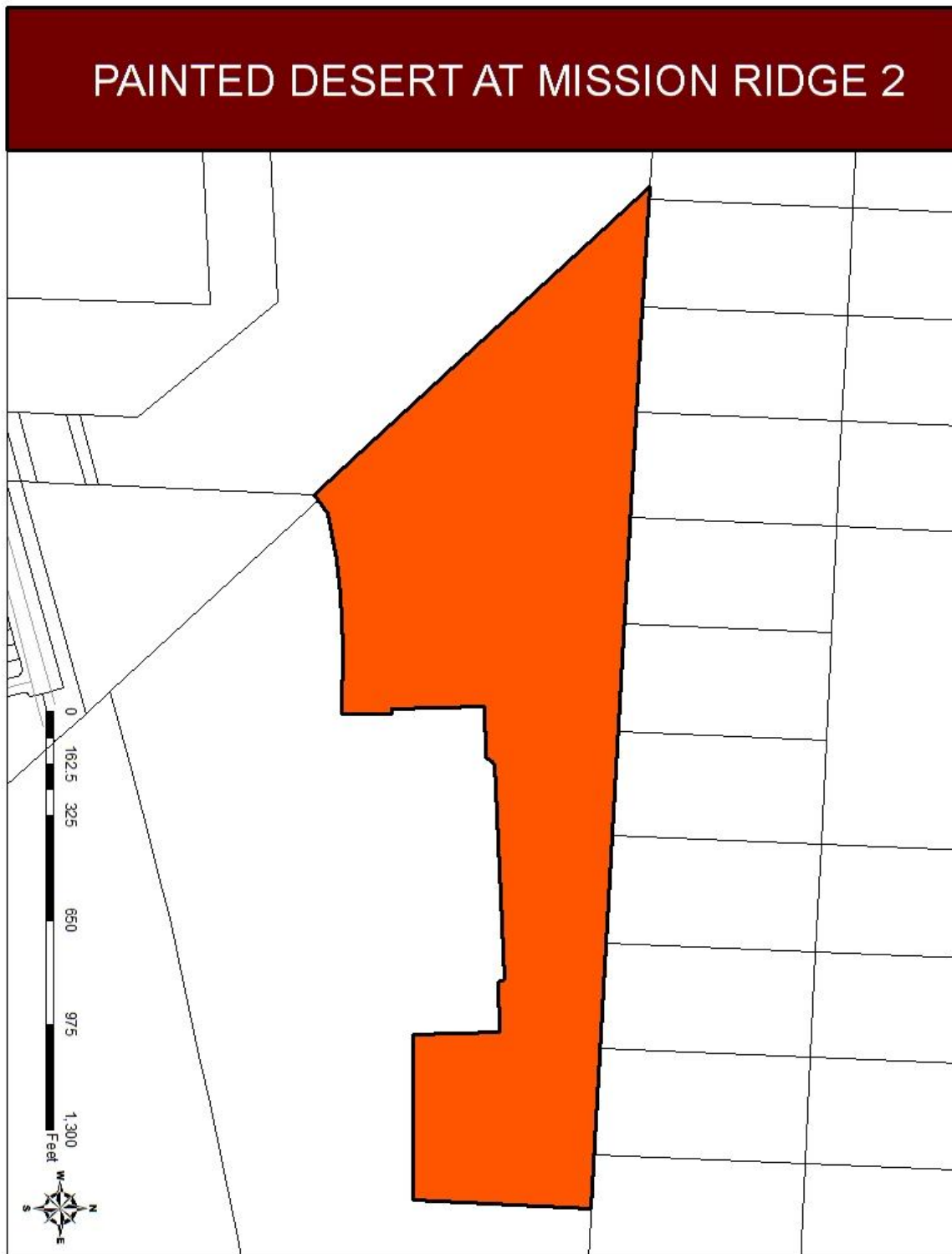
Additional Requirements and General Comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

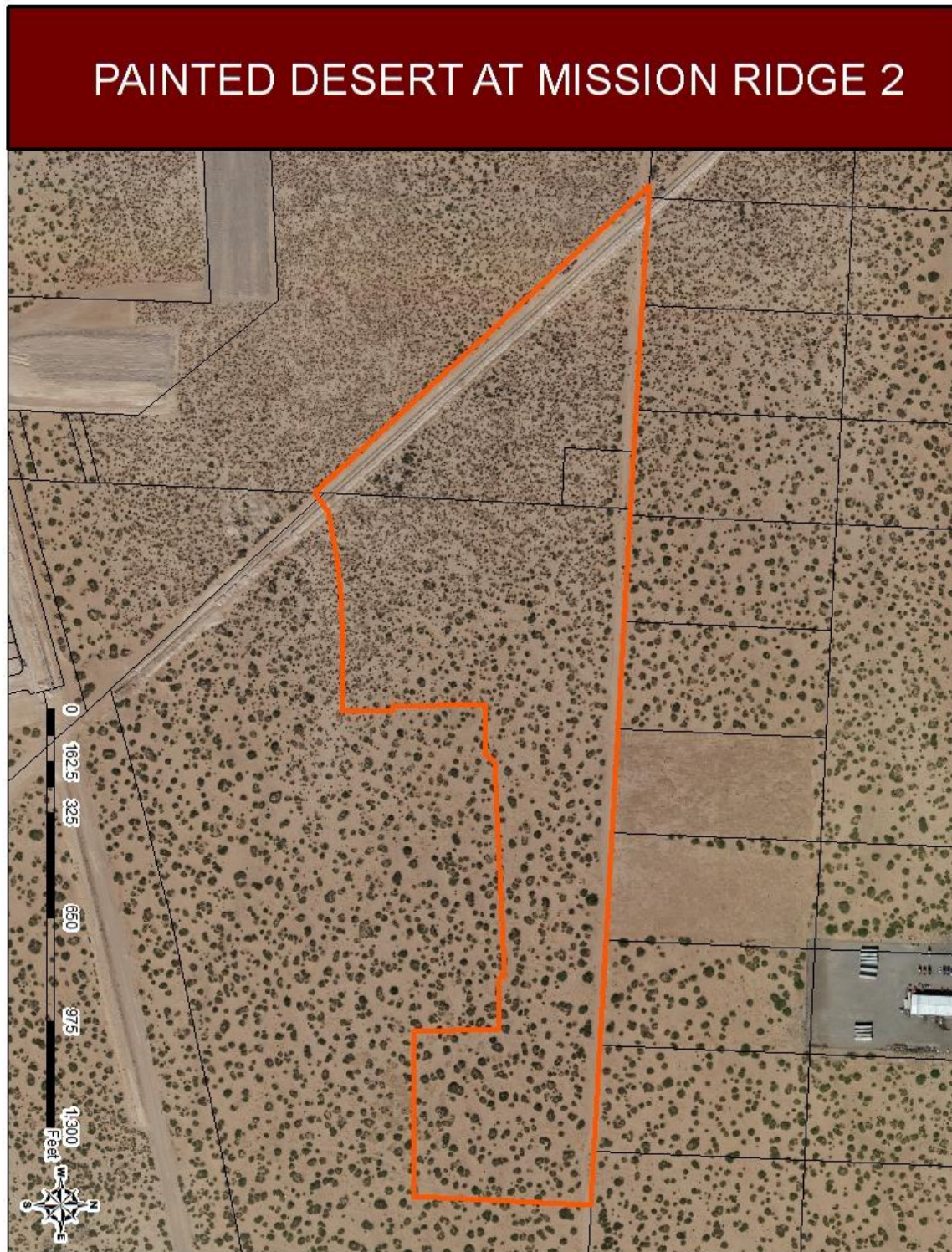
Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Cross-Sections
6. Modification Request
7. Application

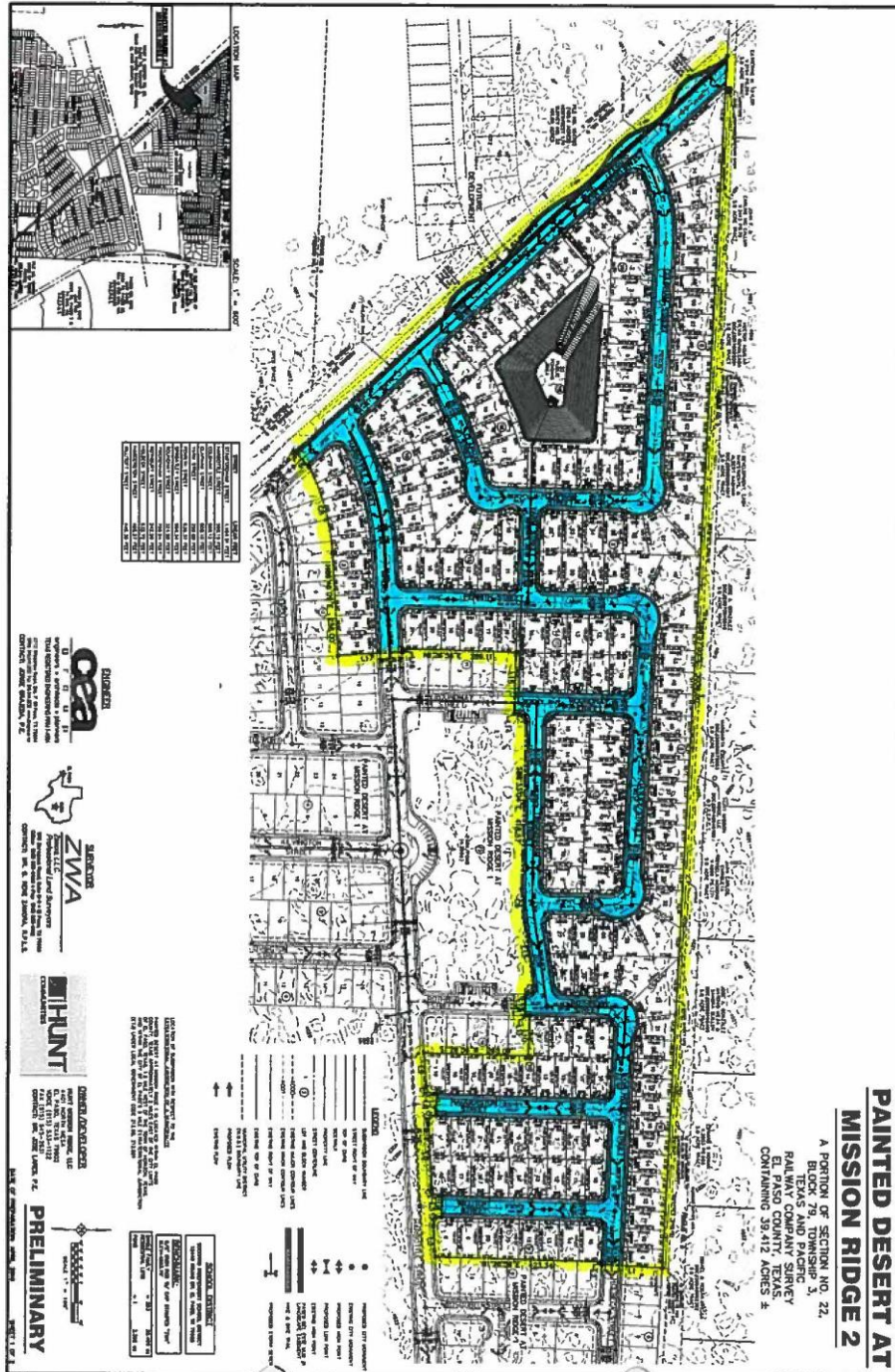
ATTACHMENT 1



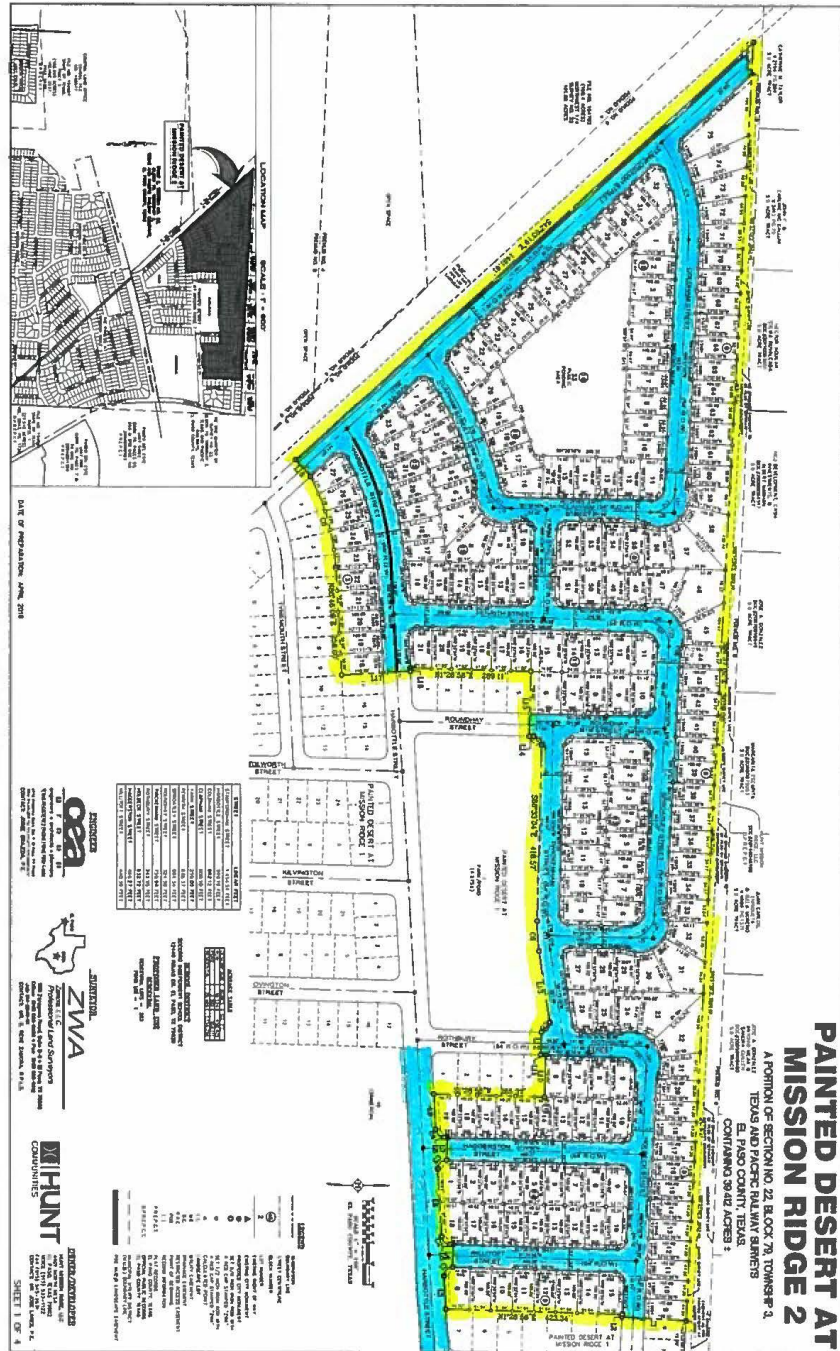
ATTACHMENT 2



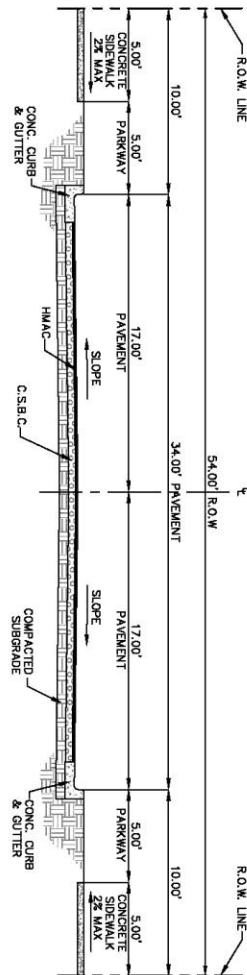
ATTACHMENT 3



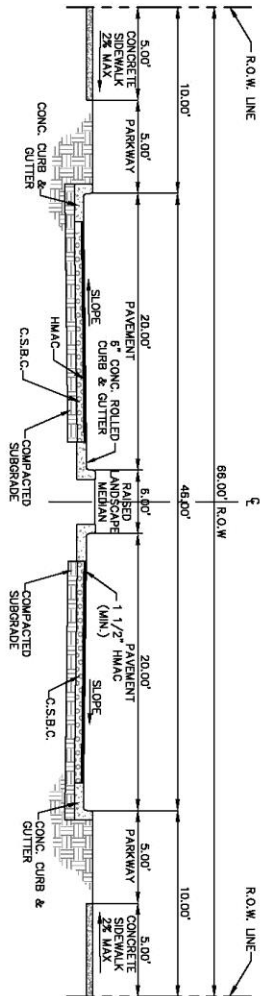
ATTACHMENT 4



ATTACHMENT 5



TYPICAL 54' ROW STREET SECTION DETAIL
SCALE: N.T.S.

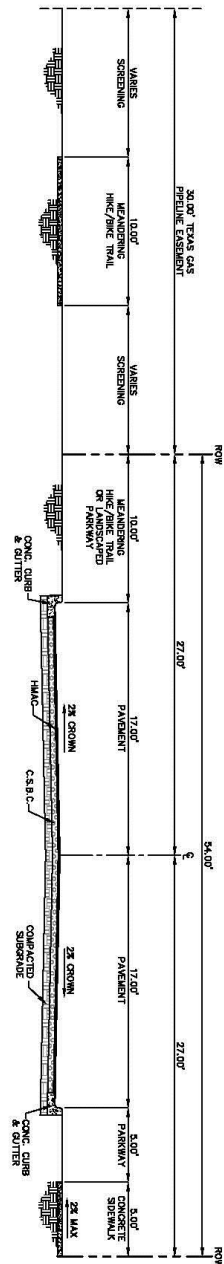


TYPICAL 66' ROW STREET SECTION DETAIL
SCALE: N.T.S.

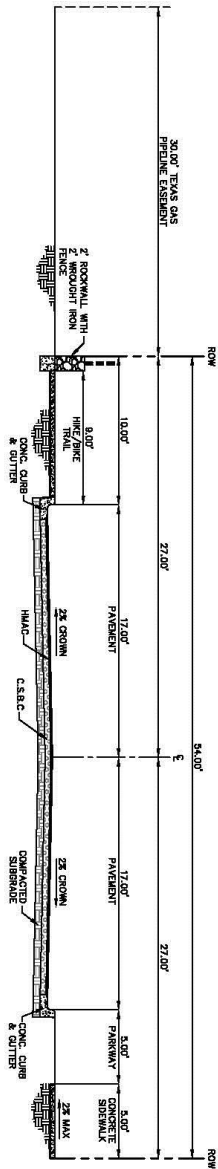
5-10-16

PAINTED DESERT AT
MISSION RIDGE 2
TYPICAL CROSS SECTIONS

cea
REGISTERED ENGINEERING FIRM
4712 WOODSON BOULEVARD, SUITE 100, EL PASO, TEXAS 79907
973.541.5252 | www.ceaeng.com



TYPICAL 54' ROW STREET WITH MEANDERING HIKE/BIKE TRAIL SECTION DETAIL
SCALE: N.T.S.



TYPICAL 54' ROW STREET WITH HIKE/BIKE TRAIL SECTION DETAIL • STAMFORDHAM STREET
SCALE: N.T.S.

5-10-16

<p>PAINTED DESERT AT MISSION RIDGE 2</p>
<p>TYPICAL CROSS SECTIONS</p>
<p>o e a</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-4584 4712 Woodrow Bean, Ste. F El Paso, TX 79904 915.554.5232 www.o-e-a.net</p>

ATTACHMENT 6



Casner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

April 19, 2016

City of El Paso-Planning & Inspections Development
801 Texas Ave.
El Paso, Texas 79901

Attention: Mr. Alfredo Austin,
Planner

Reference: Painted Desert at Mission Ridge 2, Major Combination Plat Approval –
Modification Letter

Dear Mr. Austin:

On behalf of the Developer for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustments:

Modification No. 1: 54 foot Roadway

This modification shall consist of a 54 foot roadway cross-sections with 2- 17 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, 2- 5 foot parkways abutting the curb and 2- 5 foot concrete sidewalks.

Modification No. 2: 54 foot Roadway

This modification shall consist of a 54 foot roadway cross-section with 2- 17 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, 1- 5 foot concrete sidewalk, 1- 5 foot parkway abutting the sidewalk, and 1- 10 foot hike and bike trail.

Modification No. 3: 66 foot Roadway

This modification shall consist of a 66 foot roadway cross-section with 2- 20 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, a raised 6-foot landscaped median, 2- 5 foot concrete sidewalks, and 2- 5 foot parkways abutting the sidewalks.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge Grajeda', is written over the printed name.

Jorge Grajeda, P.E.
Project Manager

engineers * architects * planners

ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 03/02/16

FILE NO. SUSU16-00019

SUBDIVISION NAME: Painted Desert at Mission Rkdge 2

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of section No. 22, Block 7B, Township 3, Texas and Pacific Railway surveys El Paso County, Texas
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|---------------|------------|-----------------------|---------------|-----------|
| Single-family | <u>24.499</u> | <u>203</u> | Office | | |
| Duplex | | | Street & Alley | <u>10.524</u> | <u>13</u> |
| Apartment | | | Ponding & Drainage | <u>2.390</u> | <u>1</u> |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | | | | | |
| School | | | | | |
| Commercial | | | Total No. Sites | <u>217</u> | |
| Industrial | | | Total (Gross) Acreage | <u>39.412</u> | |
3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes x No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both x
6. What type of drainage is proposed? (If applicable, list more than one)
Storm water run-off will be conveyed via sheet flow to proposed storm drainage infrastructure that will ultimately discharge to an on-site retention basin
7. Are special public improvements proposed in connection with development? Yes _____ No x
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes x No _____
If answer is "Yes", please explain the nature of the modification or exception 54-ft row st. with (2) 5-ft sidewalks (2) 5-ft parkways, (2) 17-ft lanes and 66-ft row st. with (2) 5-ft parkways, (2) 5-ft sidewalks, (2) 20-ft lanes (1) 8-ft median.
9. Remarks and/or explanation of special circumstances: Approved county variances.
10. Improvement Plans submitted? Yes x No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes x No _____
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Hunt Mission Ridge, LLC 4401 N. Mesa 78902 (915) 533-1122
 (Name & Address) (Zip) (Phone)

13. Developer Same as owner
 (Name & Address) (Zip) (Phone)

14. Engineer CEA Group 4712 Woodrow Bean, Suite F 78924 (915) 544-5232
 (Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085